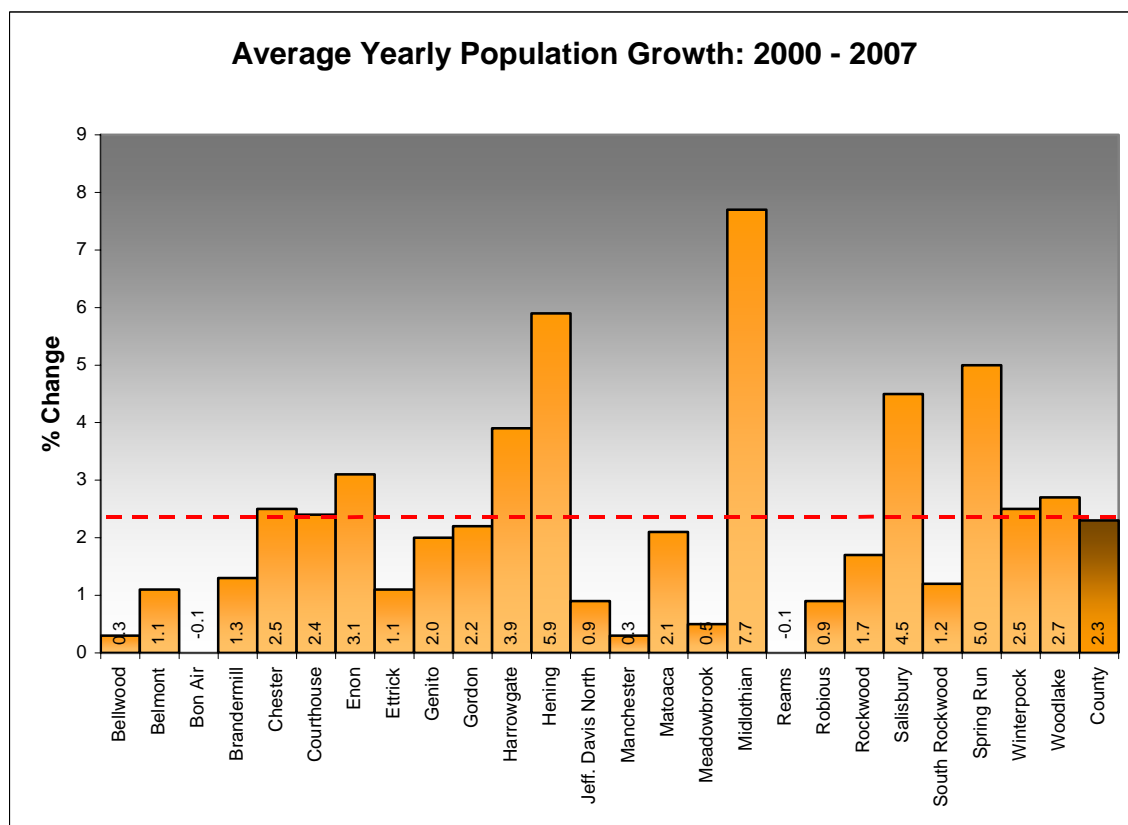


POPULATION GROWTH

Population trends do not indicate health or decline in a particular community. There will be wide disparities amongst communities regarding growth trends, because some communities are closer to build-out and others have a much higher percentage of vacant land. However, it is valuable to watch population trends as they offer insight into the rate of change that a community is undergoing.

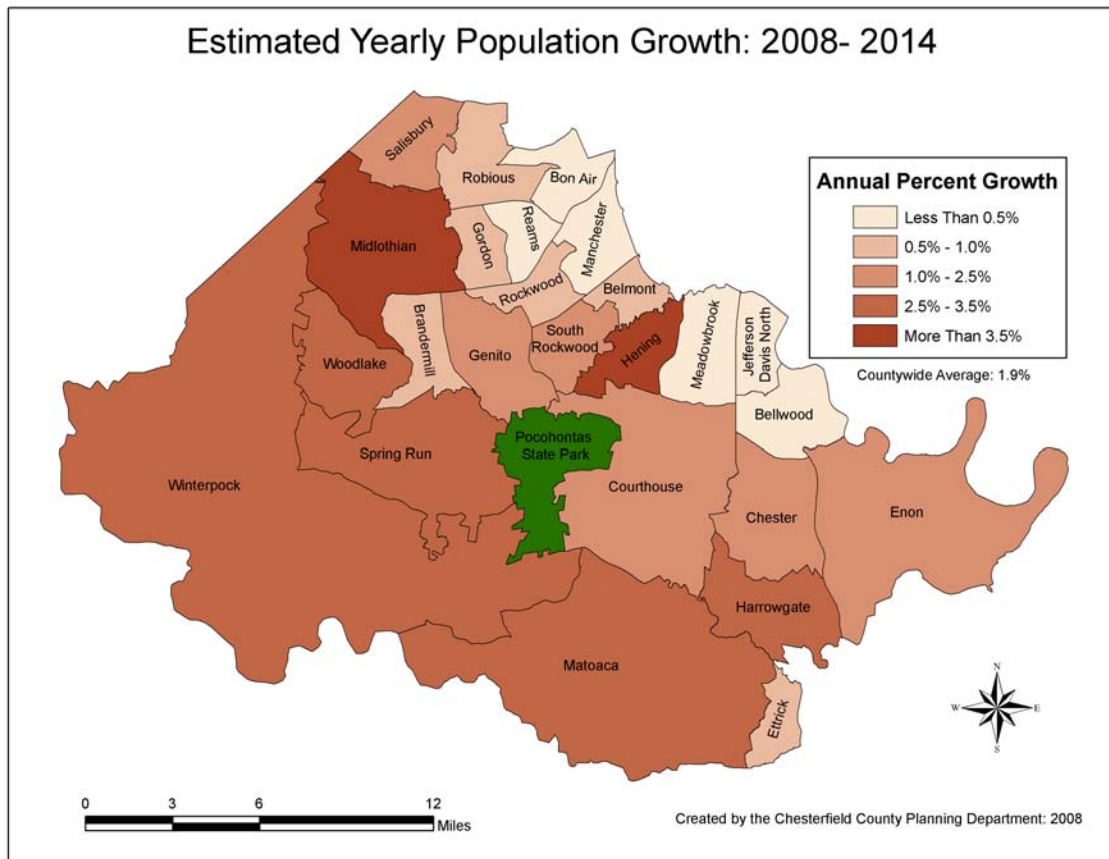
Communities with a high growth trend may have increasing assessment values due to the higher price of new homes and a newer than average age of housing. However, along with rapid growth comes some instability in the community as new residents move in. In addition, there might be concerns regarding the availability of public facilities.

Chesterfield's population continues to grow, however at a much slower rate than in the 1980s and early 1990s. The population increased from an estimated 258,600 to 311,000 between January 1, 2000 and January 1, 2008, an increase of around 52,000 residents. Over the same period, the calculated annual growth rate averaged about 2.3 percent per year. Midlothian has experienced the highest growth rate with an average annual increase of 7.7 percent, while Bon Air and Reams experienced some population loss.



POPULATION PROJECTIONS

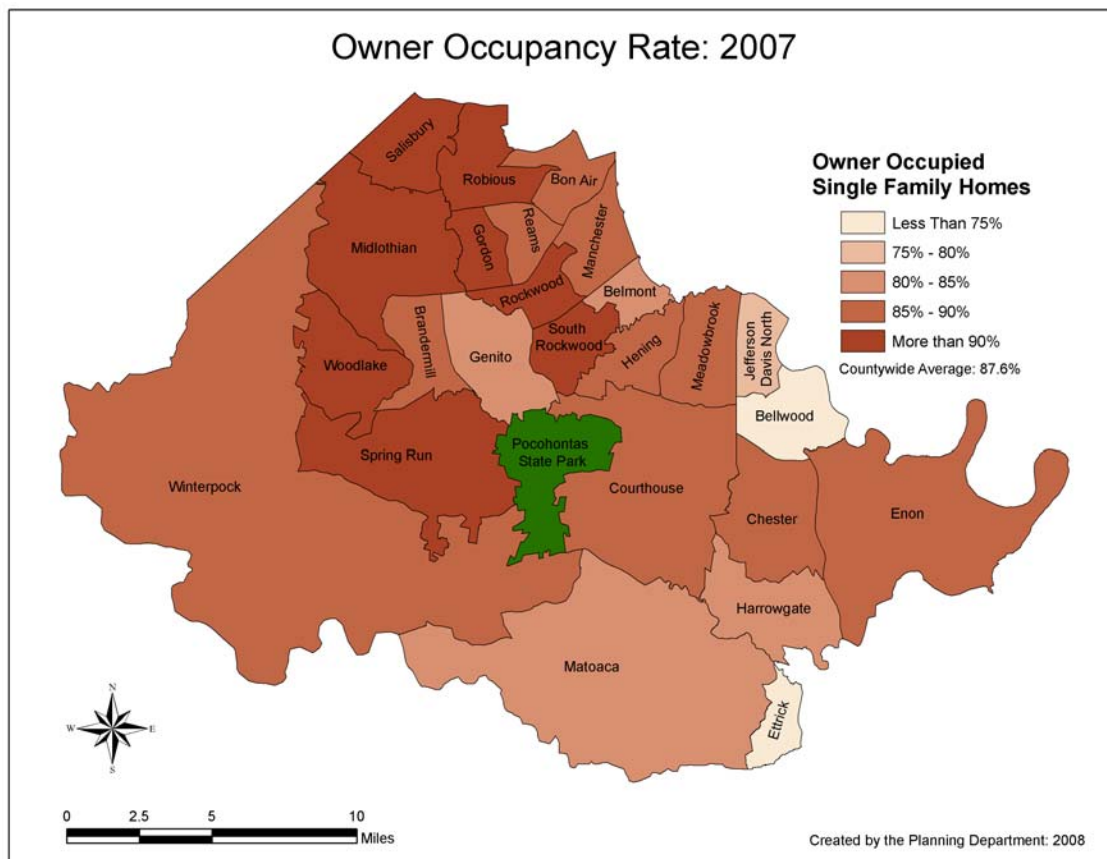
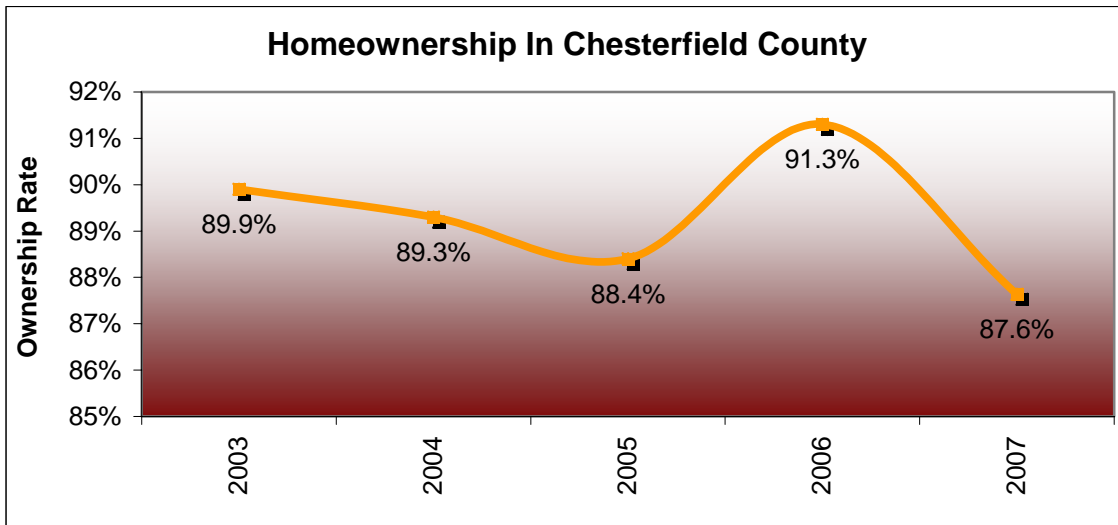
The population for the next six years is projected to grow, but at a slower rate than the current trend. It is estimated that from 2008 to 2014 the county will grow in population by about two percent per year, an increase of about 36,400 total people.



Chesterfield County Population Projections by Community					
Communities	Jan.1, 2000	Jan. 1, 2008	Annual % Growth (2000-2008)	Jan. 1, 2014	Annual % Growth (2008-2014)
Bellwood	3,700	3,800	0.3%	3,800	0.0%
Belmont	9,700	10,600	1.1%	11,000	0.6%
Bon Air	9,100	9,000	-0.1%	9,100	0.2%
Brandermill	11,800	13,100	1.3%	13,900	1.0%
Chester	18,900	23,000	2.5%	25,800	1.9%
Courthouse	21,400	25,800	2.4%	28,400	1.6%
Enon	10,200	13,000	3.1%	15,000	2.4%
Ettrick	6,600	7,200	1.1%	7,500	0.7%
Genito	12,600	14,800	2.0%	16,400	1.7%
Gordon	8,000	9,500	2.2%	9,900	0.7%
Harrowgate	5,900	8,000	3.9%	9,600	3.1%
Henning	6,300	10,000	5.9%	12,600	3.9%
Jefferson Davis North	6,600	7,100	0.9%	7,300	0.5%
Manchester	12,300	12,600	0.3%	12,700	0.1%
Matoaca	8,700	10,300	2.1%	12,200	2.9%
Meadowbrook	18,200	18,900	0.5%	19,400	0.4%
Midlothian	11,200	20,200	7.7%	26,800	4.8%
Reams	9,100	9,000	-0.1%	9,000	0.0%
Robious	15,200	16,300	0.9%	17,000	0.7%
Rockwood	6,200	7,100	1.7%	7,500	0.9%
Salisbury	7,200	10,200	4.5%	11,400	1.9%
South Rockwood	8,000	8,800	1.2%	9,400	1.1%
Spring Run	15,100	22,300	5.0%	27,400	3.5%
Winterpock	5,100	6,200	2.5%	7,500	3.2%
Woodlake	11,500	14,200	2.7%	16,800	2.8%
County	258,600	311,000	2.3%	347,400	1.9%

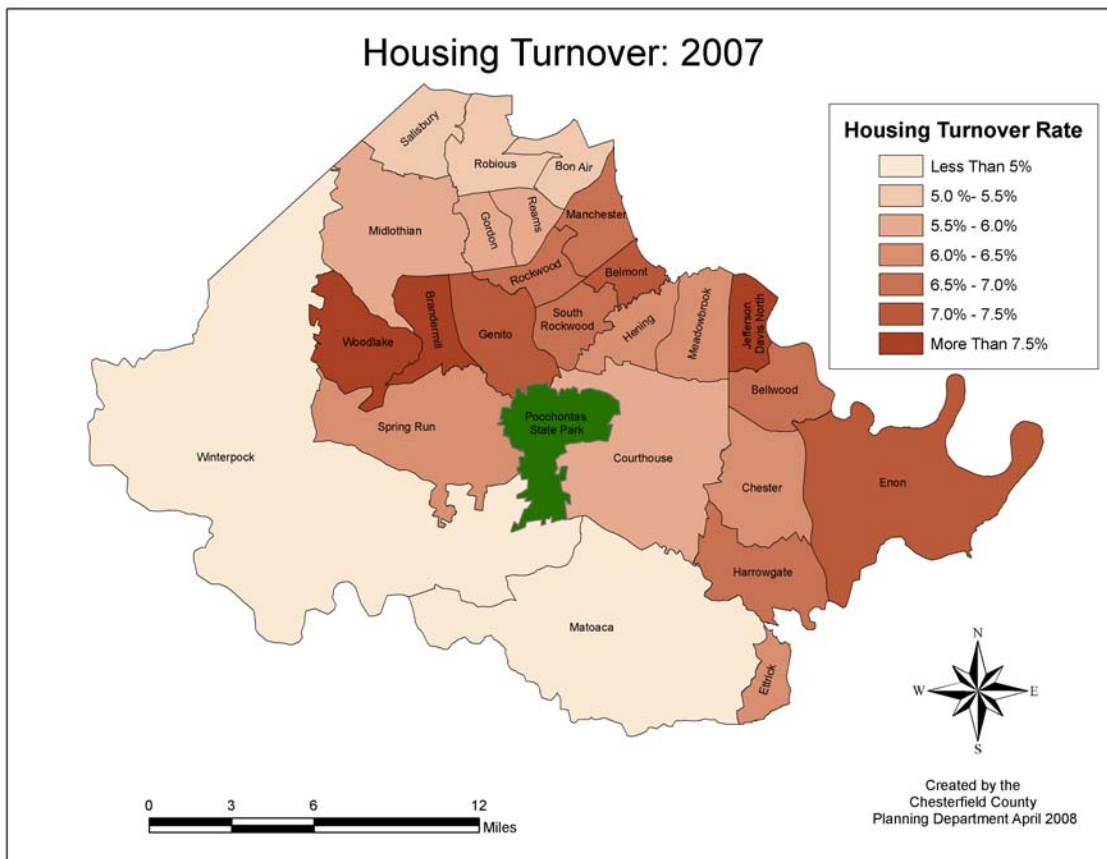
OWNER OCCUPANCY

Owner occupancy rates are useful in determining transience of residents within a community. In 2007, 87.6 percent of single-family homes in Chesterfield County were owner-occupied, a decline from 2006 when the owner occupancy rate was about 91 percent.



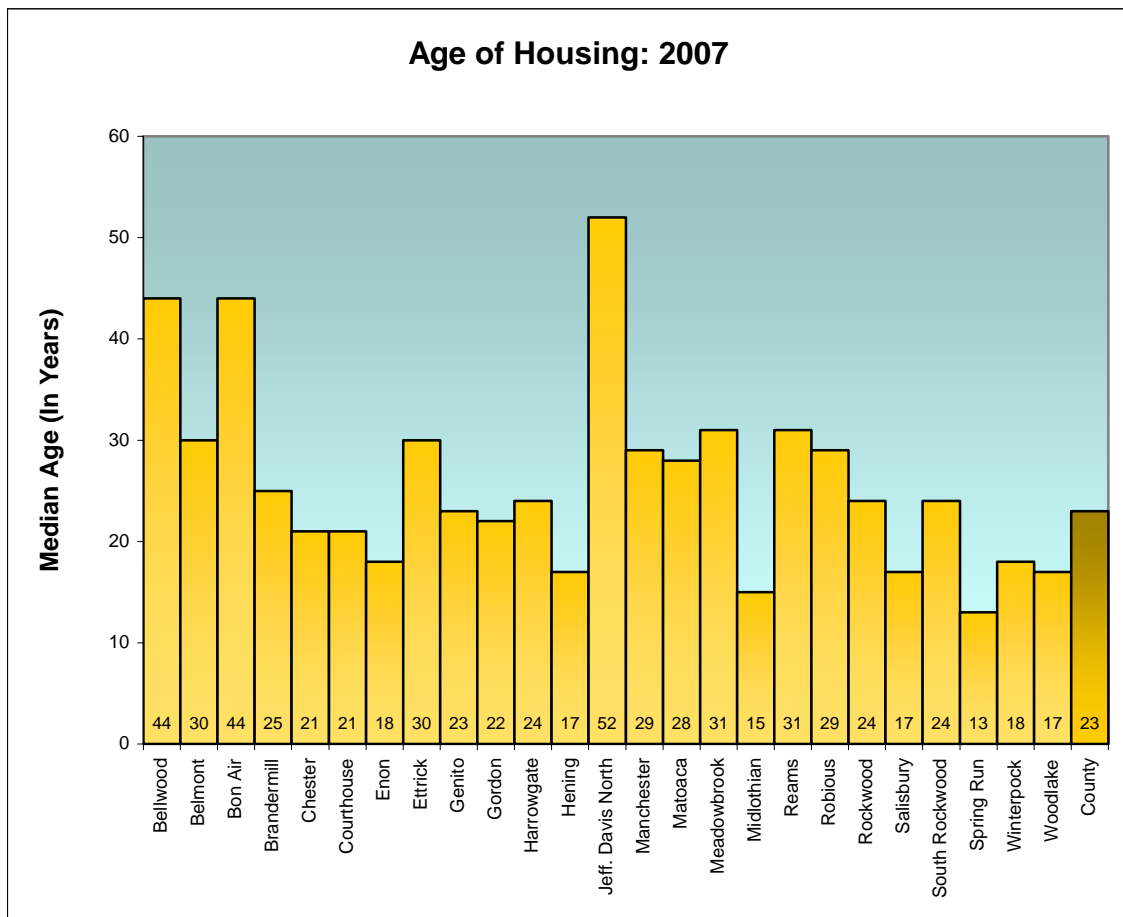
TURNOVER RATE

Turnover rate indicates the percentage of homes (that are not new construction) that were sold in the past year. A high turnover rate in a community is not necessarily a negative, but it does present the challenge of establishing long-term community connections and neighborhood affiliations that provide stability and community activism. The average county turnover rate is about 6.3 percent. The Brandermill, Woodlake and Jefferson Davis North communities displayed the highest rate of turnover. Areas in the southern and western part of the county displayed the lowest turnover rate.

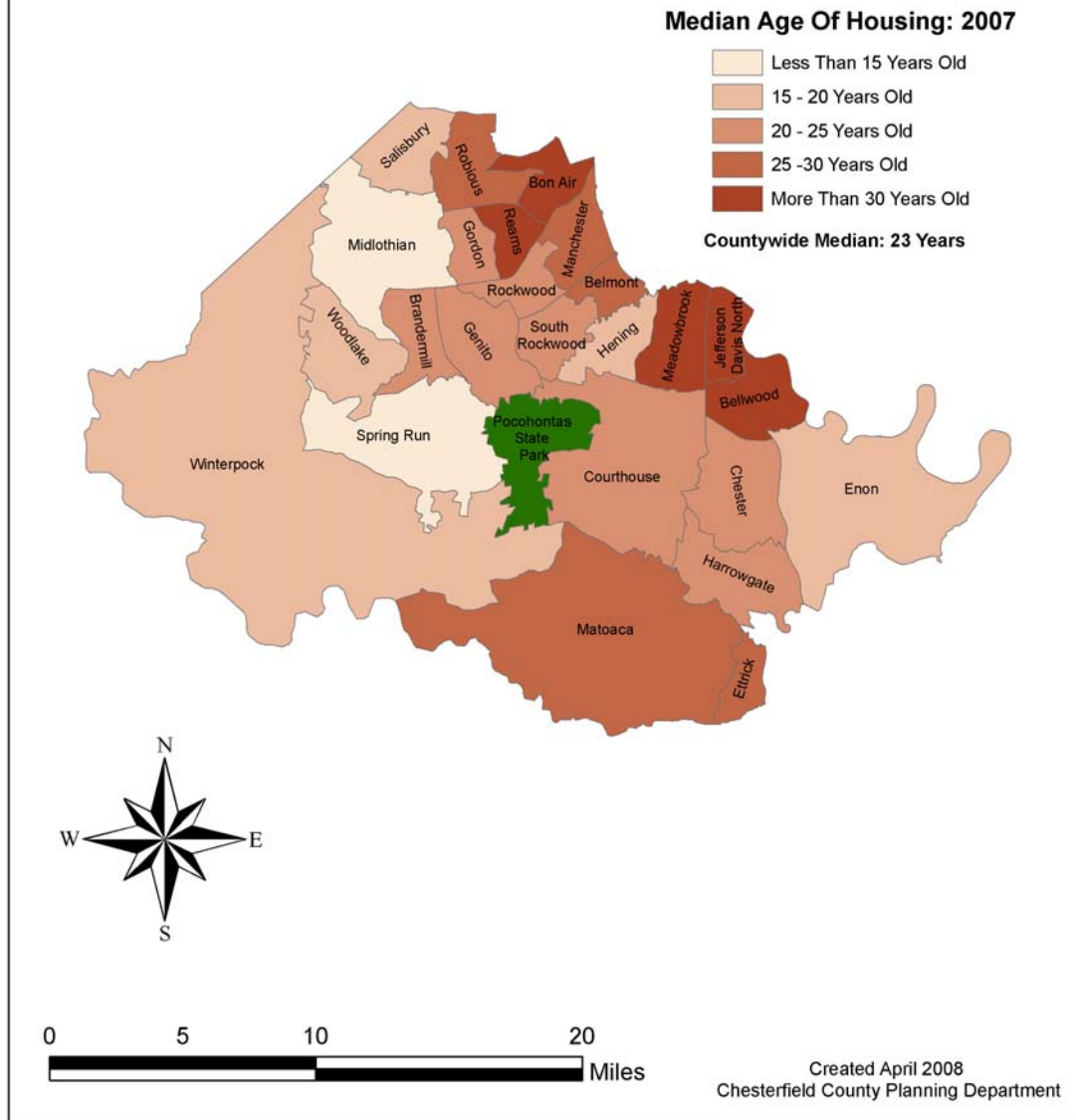


AGE OF HOUSING

Everyday the housing stock of Chesterfield gets older; the countywide average age for single-family homes is 23 years. Older housing stock is just as much of an asset as new construction; it helps provide a dynamic in the market, giving citizens a broad choice when selecting a home. It is important, however, to recognize the needs of an older community differ greatly from that of a newer community. Instead of new schools and other public facilities, renovations to pre-existing ones may be needed; older communities may require more of a focus on redevelopment and adaptive reuse than on new construction. Jefferson Davis North had the oldest median housing age with 52 years; Spring Run had the newest median age of housing at 13 years old.

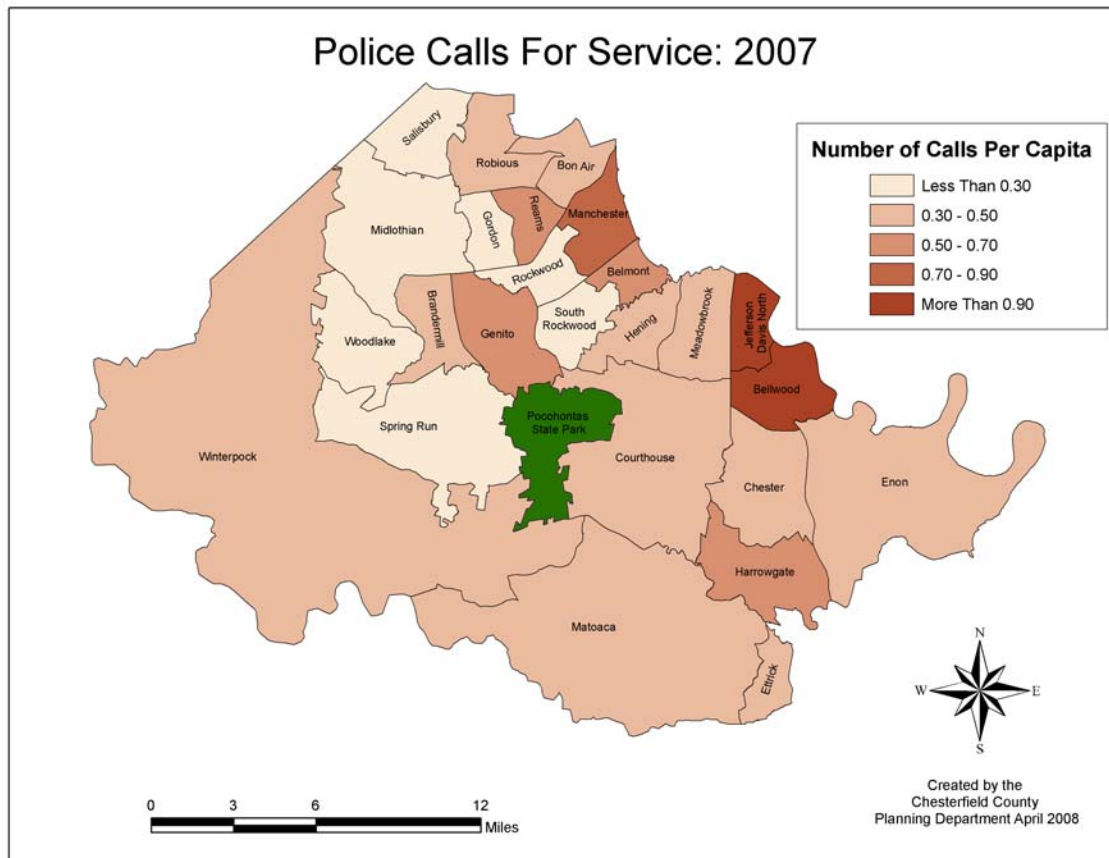


Age of Housing: 2007



CRIME RATE

Chesterfield County holds public safety in high regards, and is fortunate to have a relatively low countywide crime rate. In 2007, there were 0.43 police calls for service per capita, a slight increase from 2006, which displayed a six year low of 0.40 calls per capita. Although the call rate rose, the continuing trend from 2000 shows a four percent drop in the number of calls per capita. Police calls for service include every call that is made to the Police Department, including 911 hang-up calls. This is an indicator of how often a community uses the Police Department, and is able to give an idea of service needs. In 2007, the community with the highest calls per capita was Bellwood (1.06 calls per capita), while Salisbury had the lowest rate (0.15 calls per capita).



GROUP A CRIME INCIDENTS

Certain categories of crimes, known as “Group A” incidents, are tracked for crime analysis and trend data nationally. This classification system is tied to the National Incident Based Response System (NIBRS), and is used by the FBI and local law-enforcement agencies nationwide, including Chesterfield County.

NIBRS is an incident-based reporting system through which data is collected for each separate crime occurrence. For example, a robbery and assault on the same victim with the same perpetrator would count as two incidents, not one. Formerly, crimes were reported as a single combined event, even though they may have been comprised of many violations. The NIBRS system separately accounts for individual violations that may comprise a crime event, and is a more accurate way to measure violations. For this reason, this report refers to “crime incidents” instead of “crimes.”

Group A crime incidents include 46 different crimes. For the purpose of this analysis these are broken down into three categories: violent, property and quality-of-life crimes. Other miscellaneous crime incidents are counted within the Group A totals, but are not separately analyzed.

Categories	Crimes
Violent	Assault – Felonious and Simple, Death investigation – Murder, Kidnapping/Abduction, Rape, Sex Offenses
Property	Arson, Larceny, Robbery, Burglary/B&E, Motor Vehicle Theft
Quality of Life	Bomb Case, Fraud, Gambling, Narcotics/Drug – Possession and Sale/Manufacture, Property, Prostitution, Vandalism, Weapons Violation
Miscellaneous	Embezzlement, Forgery and counterfeiting, Blackmail and Extortion, Miscellaneous

Source: Chesterfield County Police Department

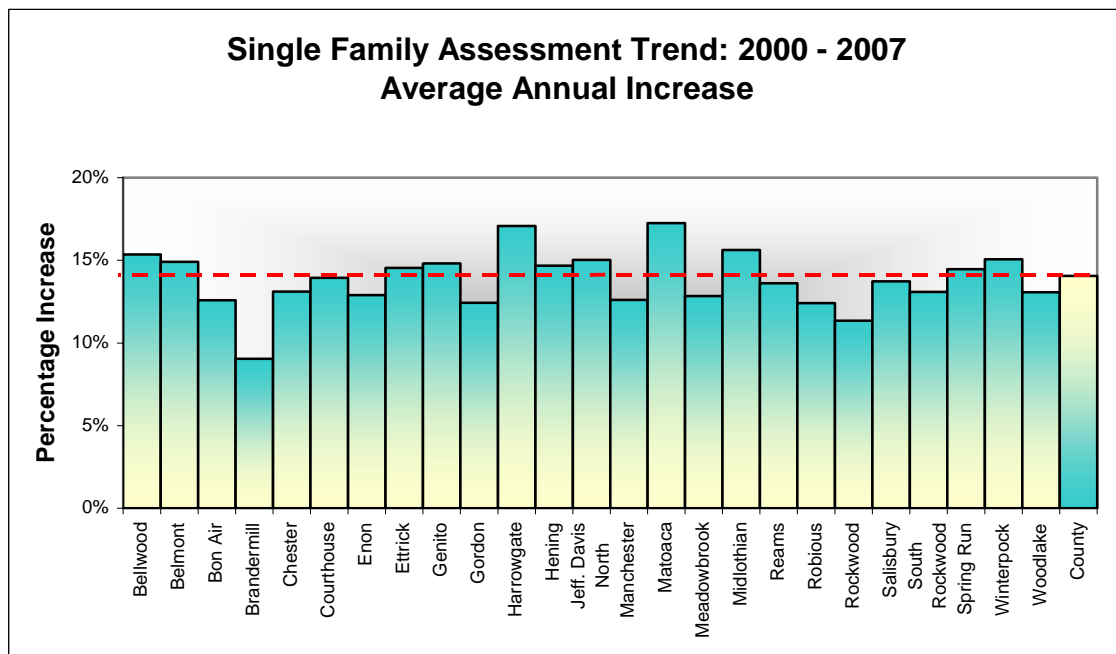
Group A crime incident rates provide an overall measure of crime incidents in each community. The overall 2007 countywide Group A crime incident rate was 0.056 incidents per capita — which is 0.001 per capita more than 2006. Rates were highest in Bellwood, mostly due to crimes in commercial areas, and lowest in Salisbury, Woodlake and Winterpock. Group A crime incidents are further broken down into commercial and residential crimes within each community’s section.

HOUSING ASSESSMENTS

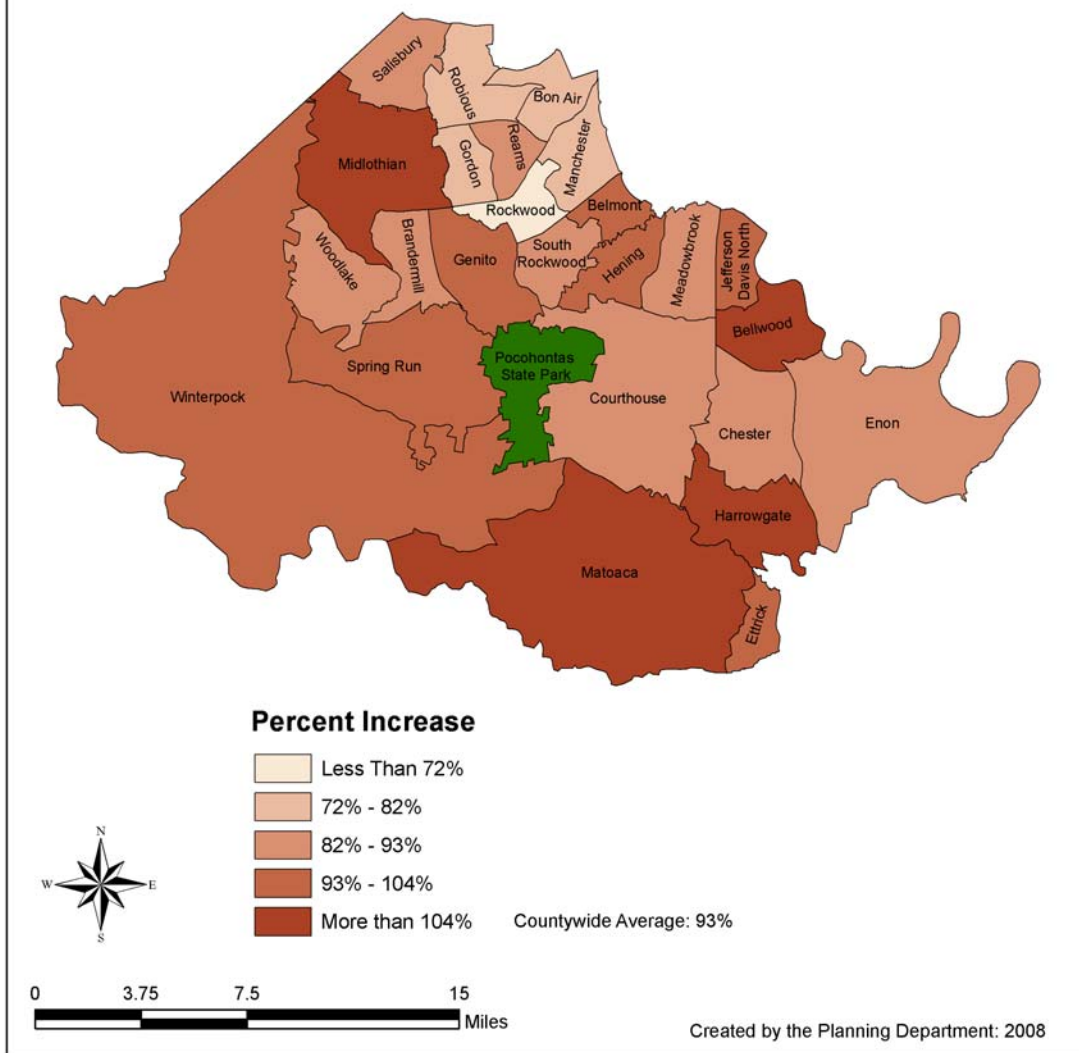
The best available data for determining home values within Chesterfield County are the real estate assessments from the county. Real estate assessments are based on the county assessor's determination of the fair market value. Assessment estimates of home values are not always consistent with actual market values, and vary yearly depending on a variety of factors. However, members of the real estate community estimate that assessments tend to be within five to ten percent of market value and these are the most consistent numbers available.

From 2000 through 2007, the county averaged a 93 percent increase in total assessment values. Matoaca displayed the largest increase of over 121 percent. The Rockwood community assessments increased by about 71 percent, the lowest increase in the county.

The countywide average annual increase from 2000 through 2007 was 14.05 percent. The highest annual increase was in Matoaca and Harrowgate, both averaging over 17 percent per year, while Brandermill averaged an annual increase of about nine percent, the lowest in the county.

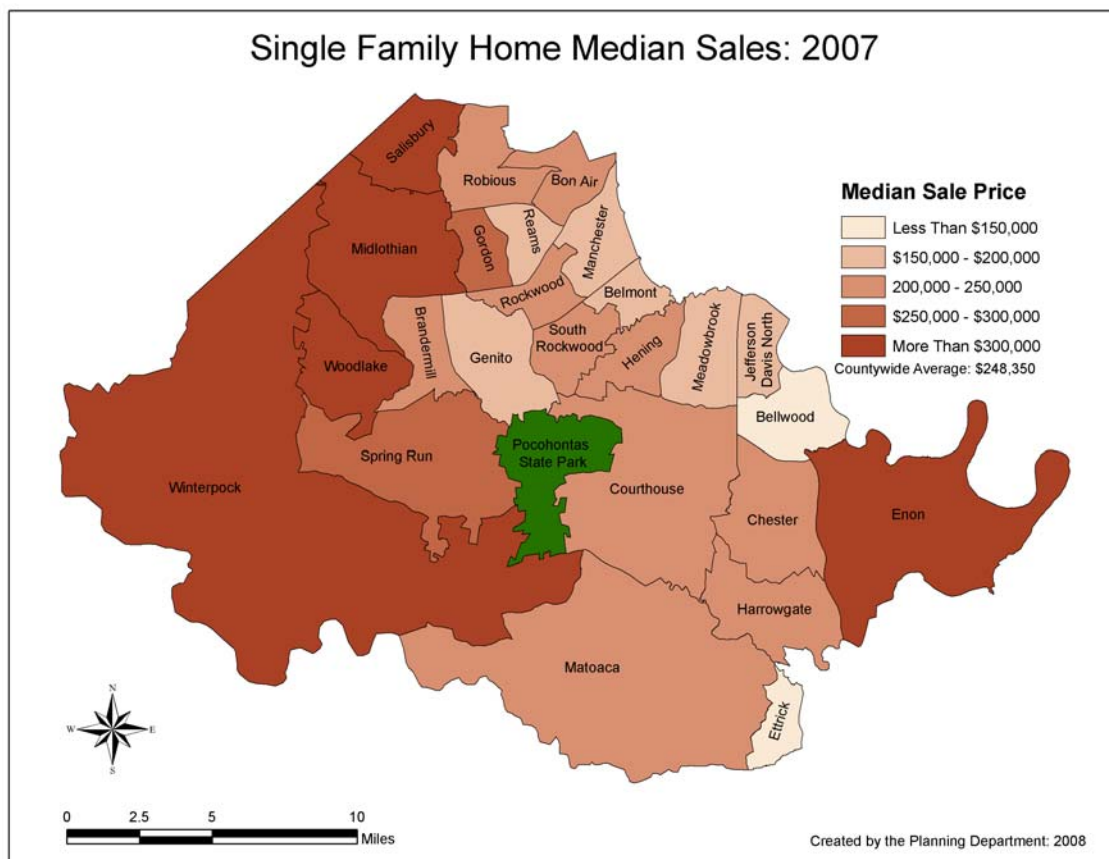


Real Estate Assessment Trend: 2000 - 2007



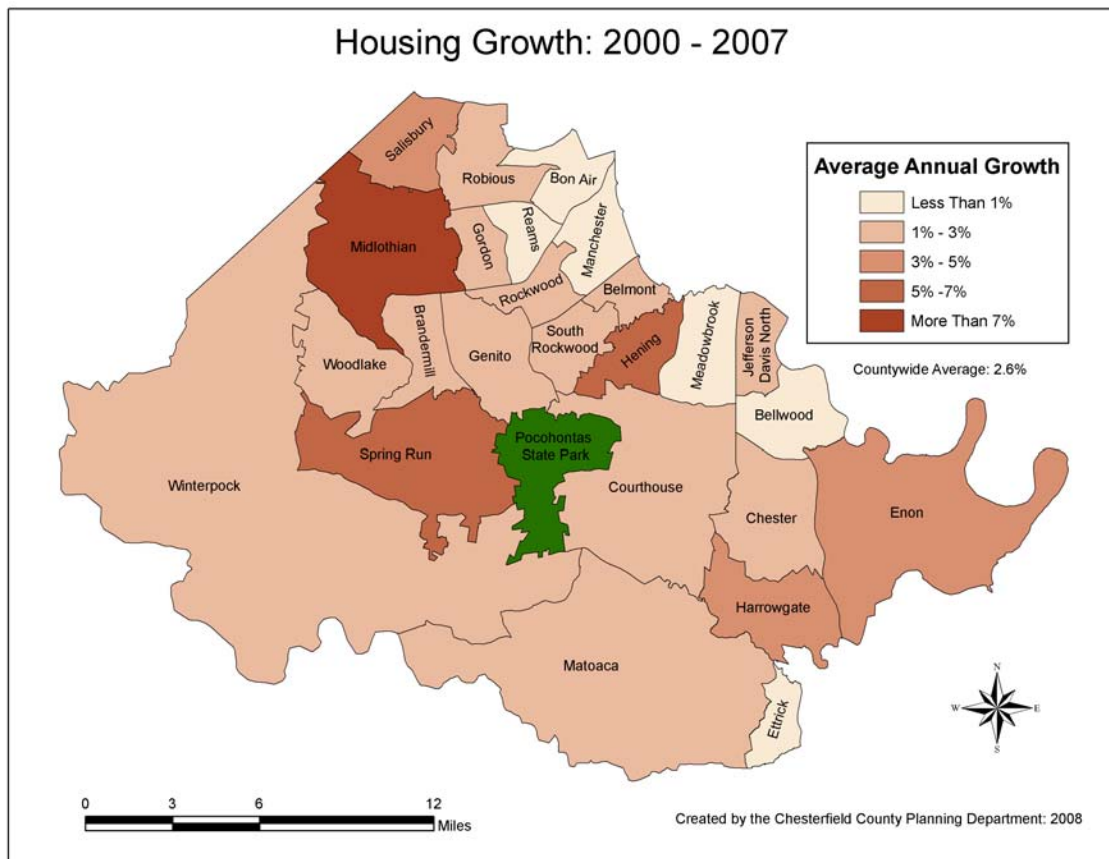
HOUSING SALES

Single-family housing prices vary greatly throughout Chesterfield County. According to assessment records, the median sales price of all single-family homes in 2007 (includes newly constructed homes and homes being resold) was \$248,350. In Ettrick, the median sale was \$145,000, the lowest in the county. The Salisbury community had the highest median housing sale with over \$650,000.



HOUSING GROWTH AND PROJECTIONS

As of January 1, 2008, there were approximately 119,000 housing units in Chesterfield County. This is an increase of about 22,000 homes since 2000, or an average annual increase of about 2.6 percent. The county's housing stock is expected to continue to grow in an almost identical pattern with the population. It is expected that from 2008 – 2014 about 16,000 homes will be built, an average annual percent increase of about 2.1 percent, a slight decrease from the 2000 - 2007 period.



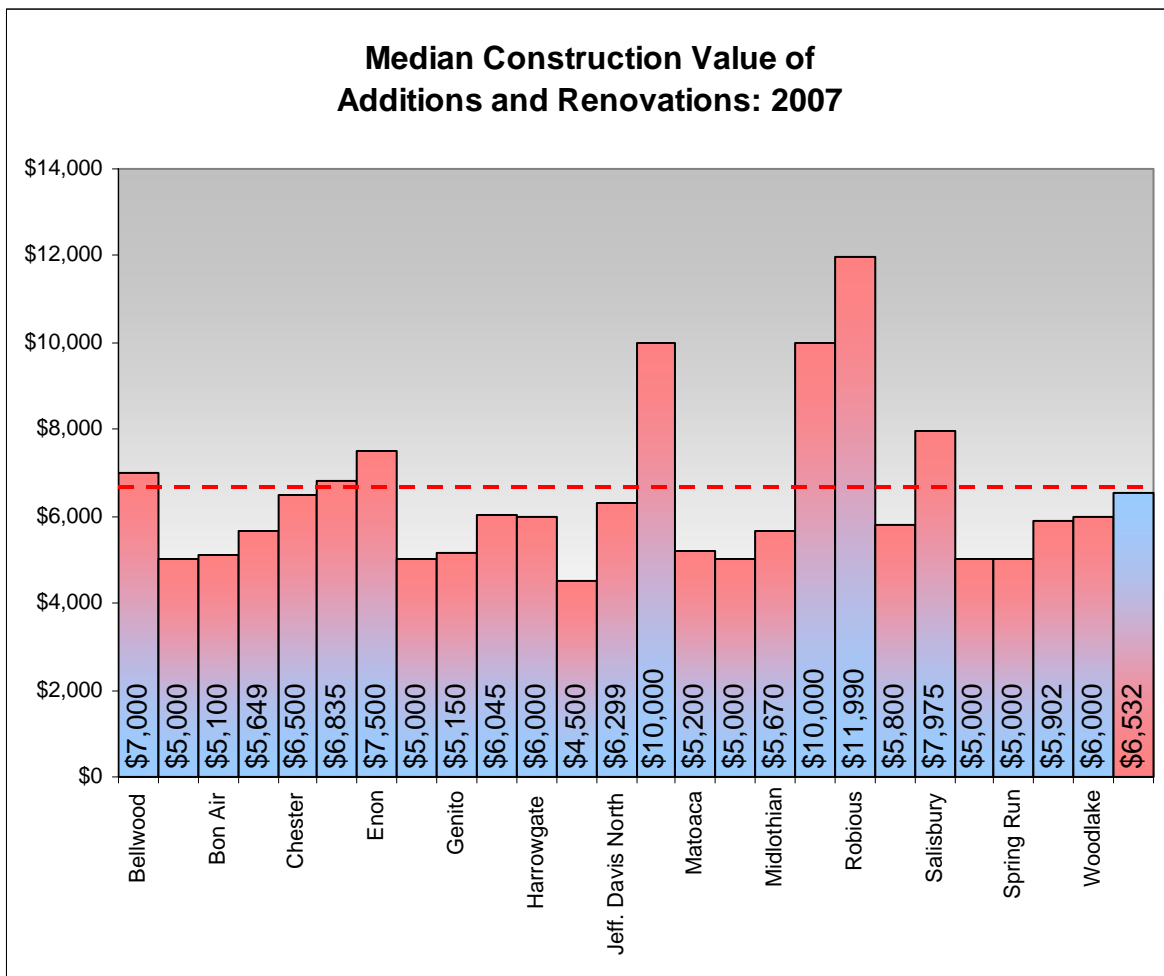
Chesterfield County Housing Projections by Community

Communities	Jan. 1, 2000	Jan. 1, 2008	Annual % Growth	Jan. 1, 2014	Annual % Growth
Bellwood	1,540	1,600	0.5%	1,640	0.4%
Belmont	3,980	4,350	1.1%	4,600	0.9%
Bon Air	3,490	3,580	0.3%	3,630	0.2%
Brandermill	4,810	5,440	1.6%	5,880	1.3%
Chester	7,220	9,010	2.8%	10,300	2.3%
Courthouse	7,490	9,360	2.8%	10,490	1.9%
Enon	3,800	5,030	3.6%	5,920	2.8%
Ettrick	1,930	2,000	0.4%	2,040	0.3%
Genito	4,770	5,840	2.6%	6,610	2.1%
Gordon	2,730	3,350	2.6%	3,580	1.1%
Harrowgate	2,410	3,260	3.8%	3,980	3.4%
Henning	2,350	3,910	6.6%	5,050	4.4%
Jefferson Davis North	2,860	3,140	1.2%	3,280	0.7%
Manchester	5,070	5,250	0.4%	5,360	0.3%
Matoaca	3,320	4,040	2.5%	4,870	3.2%
Meadowbrook	7,120	7,500	0.7%	7,860	0.8%
Midlothian	4,150	7,900	8.4%	10,660	5.1%
Reams	3,440	3,500	0.2%	3,530	0.1%
Robious	5,900	6,480	1.2%	6,880	1.0%
Rockwood	2,420	2,870	2.2%	3,080	1.2%
Salisbury	2,390	3,420	4.6%	3,880	2.1%
South Rockwood	2,860	3,250	1.6%	3,520	1.3%
Spring Run	5,260	7,990	5.4%	9,980	3.8%
Winterpock	1,800	2,270	2.9%	2,790	3.5%
Woodlake	3,840	4,820	2.9%	5,820	3.2%
County	96,950	119,160	2.6%	135,230	2.1%

COMMUNITY REINVESTMENT

In healthy communities, residents, business owners and the government reinvest in the community. All three entities renovate their properties as they age to add new amenities and to upgrade facilities to current standards. If reinvestment does not occur as a community ages, the health of the community will begin to decline. Older homes that have not been renovated to keep up with modern amenities can decline in value; as prospective buyers look for homes, the condition of the homes, businesses and public facilities are all valued when deciding where to buy.

The Building Inspections Department is responsible for issuing all permits for most building renovations and additions. When permits are issued, the applicant is required to estimate the cost of the project. The data displayed below represents the median dollar value of the estimated building cost for all additions and renovations within each community. The median value of an addition or renovation within Chesterfield County was about \$6,500. Robious, Manchester and Reams all had median values of over \$10,000. Henning had the lowest median value of \$4,500.



SENIOR NAVIGATOR SERVICES

Chesterfield County and Senior Navigator are collaborating to address the needs of seniors and those who care for them. Hundreds of support services are available for seniors and caregivers in Chesterfield County. The goal is to provide access to information on hundreds of services that help seniors stay independent and assist caregivers; family and friends meet the challenges of elder care. This program is specifically designed for individuals without a home computer or Internet access. Senior Navigator Centers throughout the County provide trained staff who use the Senior Navigator website to assist seniors and caregivers in obtaining information about support services. There are currently 36 total centers located throughout the county in various communities. (www.seniornavigator.com; Phone: 804-827-1280)

